## Town of Gilbert Land Development Code | Summary of Amendments

Adopted: February 1, 2005

Effective: March 3, 2005; Ordinance No. 1625

Revised: November 4, 2013

Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Consent Agenda – Addition of Language Concerning Consent Items	Section 5.206C: Approval of Items by Consent.	12-29-05	1693
Single Family-43 (SF-43)- Addition of New District	Article 1.1: Title and Purpose  Article 2.1: Single Family Residential Districts	4-27-06	1718
Parking Space Dimensions – Modified Parking Space Dimensions for Parking Structures	Section 4.206D: Spaces in Parking Structures  Section 4.206J: Angle Parking Less Than 90 Degrees in Parking Structures.	6-22-06	1761
Wall Mounted Lights – Modified Height Regulations for Nonresidential Districts	Section 4.103: Lighting Standards Glossary of General Terms	9-29-06	1816
Separation Fences – Modified Separation Fence Requirements for Residential	Section 4.109: Fences Section 5.102: Town Council	11-27-06	1859

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
and Nonresidential Uses	Section 5.103: Planning Commission Section 5.106: Zoning Administrator		
Heritage Village Center – Addition of New Sign Regulations	Article 2.4: Heritage Village Center Zoning District  Article 3.1: Planned Area Development Overlay Zoning District  Article 4.4: Sign Regulations  Article 5.1: Planning Administration  Article 5.6: Design Review  Article 5.12: Enforcement  Glossary of General Terms	4-19-07	1922
Screening Of Mechanical Equipment – Modified Applicability of Measures to Screen and Secure Backflow Prevention Devices and Requirements to Secure These Devices	Section 4.105: Screening of Mechanical and Electrical Equipment	5-17-07	1928
Sign Regulations – Modified Sign Regulations for Multi- Story Buildings	Section 4.402: General Sign Regulations, Subsection Q Address Signs	5-24-2007	1929

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
	Section 4.403: Sign Criteria		
	Section 4.407: Commercial		
	Section 4.409: Office/Employment		
	Section 4.4010: Public Facility/Institutional		
	Glossary of General Terms		
Claim For Diminution In Value - A.R.S. § 12-1134 And § 12- 1136 (Proposition 207)	Section 5.201: Application Process	6-21-07	1950
1100 (110position 201)	Article 5.10 - Rename Section Title to: Appeals Of		
	Dedications, Exactions And		
	Zoning Regulations, Reconsideration Of Certain		
	Decisions, And Claims For Diminution In Value		
	Section 5.1004: Procedure for		
	Response To Claim For Diminution In Value Pursuant		
	To A.R.S. § 12-1134		
	Glossary of General Terms		
Gateway Zoning District – Addition of New District and	Article 1.1: Title and Purpose	7-19-07	1980
Related Code Provisions	Article 2.8: Gateway Zoning Districts		
	Section 4.203I: Off-Street		
	Parking and Loading		

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
	Regulations  Section 4.204: Number of Parking Spaces Required  Glossary of General Terms		
Screening Of Mechanical Equipment – Modified Applicability of Measures to Screen and Secure Backflow Prevention Devices and Requirements to Secure These Devices {Clarification of Ordinance No. 1928}	Section 4.105: Screening of Mechanical and Electrical Equipment	9-20-07	2011
Office Zoning Districts - Addition of New Uses in Support of Principal Office and Other Permitted Uses	Article 2.5: Office Districts	9-20-07	2014
Heritage Village Center – Permit Existing Single Family Uses in Multi-Family Zoned Areas to Improve and Expand the Existing Use.	Article 2.2: Multi-Family Residential Districts  Article 4.6: Non-Conforming Uses, Lots, Parcels, Structures and Signs	9-20-07	2015
Wireless Communication Facilities - Clarification of Regulation to Address Miscellaneous Inconsistencies with the WCF Provisions.	Article 2.3: Commercial Districts  Article 2.5: Office Districts	10-25-07	2063

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
	Article 2.6: Employment Districts		
	Article 2.7: Public Facility/Institutional District		
	Article 4.7: Wireless Communication Facilities		
	Glossary of General Terms		
Business Park Zoning District - Permit Existing Single Family Uses in Business Park Zoned Areas to Improve and Expand the Existing Use.	Article 2.6: Employment Districts  Article 4.6: Non-Conforming Uses, Lots, Parcels, Structures and Signs	11-08-07	2068
Sign Regulations – Modified Religious Assembly Temporary Directional Sign provisions; Re-titled Section to Temporary Directional Signs Relating to a Qualifying Event.	Article 4.4: Sign Regulations Glossary of General Terms	2-07-08	2112
Over-The-Air Reception Devices – Included in the Neighborhood Office District as a Permitted Use with Limitations.	Article 2.5: Office Districts	2-28-08	2117

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Public Safety Facilities, Large- Scale – Use Definition Amended to Include Private Ambulance Service Providers as Public Safety Facilities.	Article 6.1: Use Definitions	2-28-08	2118
Temporary Development Signs – Modified Provisions to Permit Temporary Signs Regarding New Construction, Businesses, Uses or Tenants; Modified Temporary Real Estate Sign Provisions.	Article 4.4: Sign Regulations Glossary of General Terms	3-27-08	2122
Drive-Through and Take-Out Facilities - Modified Number of Stacking Spaces Required for Limited Service Restaurants; and Modified the General Term for Stacking Space.	Article 4.2: Off-Street Parking and Loading Regulations Glossary of General Terms	6-26-08	2158
Recreational Vehicle – Deleted Provision for On- Street Parking; and Changed the Number of Consecutive Hours Permitted for Temporary Occupancy.	Article 4.5: Supplemental Use Regulations	6-26-08	2159
Changing the official name of Gateway Airport. (Z08-13)	Article 3.2: Phoenix-Mesa Gateway Airport Overlay District	7-24-08	2183
Maximum building height - amending certain existing zoning districts and establishing a new Vertical Development Overlay Zoning	Article 1.1 Title and Purpose, Article 2.8: Gateway Districts, Article 3.3: Santan Freeway Corridor Overlay District Article 3.5: Vertical	10-9-08	2197

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
District (Z07-76)	Development Overlay Zoning District, Glossary of General Terms.		
Modifying and clarifying the definition of "Lot Coverage". (Z08-27)	Glossary of General Terms	11-27-08	2203
Allowing Sign Walkers. (Z08-31)	Article 4.4: Sign Regulations, Glossary of General Terms.	12-11-08	2205
Eliminating Building Height Increase by Use Permit. (Z08-34)	Article 2.3 Commercial Districts, Article 2.5 Office Districts, Article 2.6 Employment Districts, Article 2.7 Public Facility/Institutional District, Article 3.1 Planned Area Development Overlay Zoning District	2-5-09	2213
Amending Scope of Administrative Design Review for Certain Sign Types (Z08-35)	Article 4.4 Sign Regulations, Article 5.6 Design Review	2-5-09	2214
Establishing Separation Requirements and Use Permit Requirements for Non- Traditional Business Uses (Z08-40)	Article 2.3 Commercial Districts, Article 2.4 Heritage Village Center District, Article 4.5 Supplemental Use Regulations, Article 6.1 Use Definitions	7-30-09	2236
Modifying the Separation Requirements for Sexually- Oriented Businesses (Z09-18)	Article 4.5 Supplemental Use Regulations	11-5-09	2255

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Revising the Regulations for Non-Conforming Structures (Z09-19)	Article 4.6 Non-Conforming Uses, Lots, Parcels, Structures and Signs	11-5-09	2256
Amending Sign Regulations for Administrative Approval (Z09-15)	Article 4.4 Sign Regulations, Article 5.1 Planning Administration, Article 5.6 Design Review	12-10-09	2260
Amending SC & CC Districts to Allow Commercial Vehicle Sales/Rental with Use Permit (Z09-24)	Article 2.3 Commercial Districts	4-22-10	2280
Establishing the Heritage District Design Guidelines & Amending Parking Regulations (Z08-28)	Chapter II, Article 1.8 Heritage District Design Guidelines, Chapter I Article 4.2 Off-Street Parking and Loading Regulations	4-22-10	2281
Establishing a New Definition for Place of Worship (Z10-05)	Article 2.1 Single Family Residential Districts, Article 2.2 Multi-Family Residential Districts, Article 2.3 Commercial Districts, Article 2.4 Heritage Village Center Zoning District, Article 2.7 Public Facility/Institutional District, Article 2.8 Gateway Districts, Article 3.2 Phoenix- Mesa Gateway Airport Overlay District, Article 4.1 Site Regulations, Article 4.2 Off- Street Parking and Loading Regulations, Article 4.5 Supplemental Use Regulations, Article 4.7	6-3-10	2284

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
	Wireless Communication Facilities, Article 5.1 Planning Administration, Article 6.1 Use Definitions		
Revising the Posting Requirements for Administrative Use Permits (Z10-02)	Article 5.4 Use Permits	7-8-10	2286
Amending the Sign Regulations for Temporary Signs and Logos (Z10-03)	Article 4.4 Sign Regulations, Glossary of General Terms	7-23-10	2290
Amending the Subdivision Regulations	Chapter III Subdivision Regulations, Article 1.1 Subdivision Regulations and Article 1.2 Minor Land Division & Glossary of General Terms	11-17-2009	2263
Amending the Common Procedures to Increase the # of Public Posting Locations (Z09-22)	Article 5.2 Common Procedures, Article 5.4 Use Permits, Article 5.7 Amendments to Zoning Code Text, Article 5.8 Amendments to General Plan, Article 5.9 Protected Development Right Plan	2-23-10	2277
Amending the Subdivision Regulations	Article 1.1 Subdivision Regulations Glossary of General Terms	2-23-10	2279
Amending Single-Family Residential Districts, Site	Article 2.1 Single Family Residential Districts, Article	8-5-10	2296

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Regulations, Parking Regulations and Use Definitions (Z09-3)	4.1 Site Regulations, Article 4.2 Off-Street Parking and Loading Regulations and Article 6.1 Use Definitions		
Amending the definition of General Manufacturing and Assembly (Z10-10)	Article 2.6 Employment Districts and Article 6.1 Use Definitions	9-9-10	2301
Revising Design Review Board Procedures & Responsibilities (Z10-13)	Article 5.6 Design Review	10-21-10	2305
Amending the Sign Regulations for Temporary Signs	Article 4.4 Sign Regulations	10-21-10	2307
Amending Seasonal Sales Use Definition	Article 6.1 Use Definitions	12-16-10	2317
Adding Medical Marijuana Regulations	Article 2.6 Employment Districts, Article 4.5 Supplemental Use Regulations, Article 6.1 Use Definitions	2-13-11	2318
Amending Wireless Communication Facilities Regulations	Article 2.1 Single Family Residential Districts, Article 2.2 Multi-Family Residential Districts, Article 2.3 Commercial Districts, Article 2.4 Heritage Village Center Zoning District, Article 2.5 Office Districts, Article 2.6 Employment Districts, Article 2.7 Public Facility/ Institutional	5-7-11	2322

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
	District, Article 2.8 Gateway Districts, Article 4.7 Wireless Communication Facilities, Article 5.2 Common Procedures		
Adding Medical Marijuana Designated Caregiver Cultivation Location	Article 2.6 Employment Districts, Article 4.5 Supplemental Use Regulations, Article 6.1 Use Definitions	8-27-11	2336
Amending Design Review Procedures and Responsibilities	Article 5.6 Design Review	9-17-11	2339
Establishing Zoning Reversion Procedures	Article 5.7 Amendments to Zoning Code Text, A Zoning Ordinance or the Official Zoning Map	9-17-11	2340
Amending the Sign Regulations	Article 4.4 Sign Regulations, Glossary of General Terms	11-5-11	2343
Amending Article 4.5 Supplemental Use Regulations for Temporary Uses & Special Events (Z11-12)	Article 4.5 Supplemental Use Regulations, Section 4.5012 Temporary Uses, Article 6.1 Use Definitions, Glossary of General Terms	12-17-11	2346
Amending Article 4.5 Supplemental Use Regulations for Temporary Structures (Z11-16)	Article 4.5 Supplemental Use Regulations, Section 4.5013 Temporary Structures, Glossary of General Terms	2-25-12	2355

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
Amending the Use Definition to include Columbarium as an accessory use to Place of Worship (Z12-25)	Article 6.1 Use Definitions	3-24-12	2358
Adding "Private and Public Park" terms to the Glossary (Z11-14)	Glossary of General Terms	12-15-12	2400
Amending Heritage Village Center Drive-Through regulations (Z12-21)	Article 2.4 Heritage Village Center District, Glossary of General Terms	2-16-13	2414
Amending Common Procedures and Enforcement for Appeals and Abatement (Z12-14)	Article 5.2 Common Procedures, Article 5.12 Enforcement	4-06-13	2420
Amending Schools definition (Z12-19)	Article 6.1 Use Definitions	4-06-13	2421
Adding Appendix 1, LDC Graphics and references throughout the Code (Z12-25)	Article 2.1 Single Family Districts, Article 2.4 Heritage Village Center District, Article 4.1 Site Regulations, Article 4.2 Off-Street Parking and Loading Regulations, Article 4.3 Landscape Regulations, Article 4.4 Sign Regulations, Glossary of General Terms, Appendix 1: Graphics	5-04-13	2423
Amending Article 2.1 to allow extra lot coverage for Open Air/Open Roof Structures	Article 2.1 Single Family Residential Districts, Glossary of General Terms	7-06-13	2433

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Amendments	Article / Section No. and Title	Effective Date	Ordinance No.
(Z12-23)			
Amending Temporary Uses and Special Event Signs (Z13- 15)	Article 4.4 Sign Regulations	11-02-13	2451

This Summary of Amendments is established as a reference guide to the Gilbert Land Development Code only and is not an integral part thereof.